

THE ROCKY FORK-BLACKLICK ACCORD
STAFF REPORT
July 17, 2014

City of New Albany Rezoning Application Case No: *RB-47-14; ZC/PDP-48-14*

Review and Action on Millbrook Farm at Sugar Run rezoning application for 19.1 +/- acres generally located north of Camden Drive and west of Bevelhymer Road.

Request: *AG (Agricultural) to I-PUD (Infill Planned Unit Development)*

Proposed Use: Proposal to rezone to allow for a new 30 lot single family subdivision

Applicant: Canini & Associates LLC

INTRODUCTION/PROPOSAL SUMMARY:

The applicant requests review and recommendation to the New Albany Planning Commission to rezone 19.1 +/- acres to Infill Planned Unit Development (I-PUD) from Agricultural (AG). The proposed zoning will permit 30 single family residences within a new residential subdivision. Two existing homes on the site are included, so essentially there are 28 new single family lots proposed. The land is currently in the process of being annexed into the City of New Albany. This application is scheduled to be heard by the New Albany Planning Commission on July 21, 2014.

CONSIDERATIONS:

- The Accord identifies this property as being in the Town Residential land use category which allows single family residences.
- Town Residential has a permitted base density of 1 unit per acre. Strict adherence to the development standards of this plan may permit an increase in the base density up to 1.5 units per acre. The preliminary development plan shows the gross density is 1.57 units per acre.
- The site has two connections to the existing street network. Two cul-de-sacs, one on each side of Sugar Run, are proposed to service the subdivision.
- The open space area on the north side of the subdivision, between lots 6 and 7, is proposed to be used for a future road connection to the north should the area be developed in the future. It will be utilized as green space until that time.
- The site orientation standards for Town Residential district (found on page 110) includes single family lots should front onto public open space and not back onto public parks or roads. This subdivision includes lots that will back onto Sugar Run.
- The Accord states maximum average-single family lot width should not exceed 80 feet for areas where the density exceeds 1.5 dwelling units per acre. The average lot width is 77 feet (not including the lot dimensions for the two existing homes).

SPECIAL NOTE: *This review is based on the proposed application's conformance or lack thereof to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.*

- The Accord states average single family lot area should not exceed 10,000 square feet where the density exceeds 1.5 dwelling units per acre. The average lot area is 11,728 square feet (not including the lot dimensions for the two existing homes).
- Rocky Fork-Blacklick Accord's Roadway section (page 83) states new construction shall observe a 250 foot setback from the centerline of the road. The applicant is providing the full 250 foot setback.
- The preliminary development plan shows an 8 foot wide leisure trail along Bevelhymer Road and the south side of Sugar Run. Staff recommends a commitment to provide 5 foot wide sidewalk on both sides of all subdivision streets be added to the zoning text.
- Rocky Fork-Blacklick Accord's Open Space section (page 64) recommends a stream corridor open spaces consisting of a 200 foot wide strip (100 feet to each side of the centerline of the stream) for Sugar Run. Moving west to east, the plan exceeds the recommendation and provides over 300 feet, then the majority of the subdivision has 205+ feet, and narrows to 75 feet between lots 2 and 17.
- The applicant is providing 6.4 acres (33.5% of the gross developable area) of open space at this site.

STAFF COMMENTS:

The subdivision's location is unique since it straddles Sugar Run. The applicant is preserving the stream and has strategically located the proposed lots in order to minimize the impact on existing wetlands on the site. The subdivision contains lots that back onto Sugar Run, but this matches the conditions at neighboring subdivisions such as Upper Clarenton and the New Albany Links. The stream will be publically owned and available to the public and provides an important connection point for the city's leisure trail network.

The proposed use is appropriate for this location within the city. This subdivision is essentially the first section of a larger neighborhood that may be developed in this area west of Bevelhymer Road and south of Walnut Street. The Accord Plan allows a bonus density of 1.5 units per acre with strict adherence to the development standards. The applicant is proposing a density of 1.57 units per acre. This proposal, with staff's recommended changes, scores a 92.3% on the report card for the Accord's development standards.

Staff recommends approval provided that the Accord finds the proposal meets sufficient basis for approval.

SPECIAL NOTE: This review is based on the proposed application's conformance or lack thereof to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.